

Coffey Grounds, Inc.  
127 Araya Lane  
Chapel Hill, N.C. 27514

January 7, 2009

Mr. Keith Megginson  
Chatham County Planning Department  
Pittsboro, North Carolina

Dear Mr. Megginson,  
Coffey Grounds Inc. is requesting a revision of the Horizon Subdivision development schedule which was approved by Chatham County on August 25, 2006. We are reducing the number of Phases from four to three.

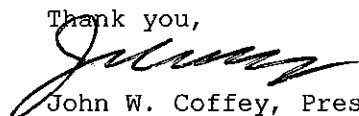
Coffey Grounds Inc. would also like to request a one year extension for the Horizon Subdivision, Phase Two (lots 1 to 7) final plat submittal deadline from our May, 2009 deadline until May, 2010. The revision of Phase Three (lots 24 to 40) is requested for extension until May, 2011. We currently have preliminary plat approval for the above two Phases. The revision would enable us time to finalize the closing of the Buck Branch Road entrance with an agreement sign by all the affected parties and neighbors. This was requested by the Chatham County Boards. The additional time will also allow to obtain approval from all the government agencies for the subdivision plats as this road agreement will change our lots and road configurations.

Lunday Riggsbee, our attorney, has drafted the agreement to change the easement and to close the Buck Branch entrance. We have had several meetings with our adjacent property owners. The neighbors have this draft and most seem favorable. They would like their individual attorneys to review the draft. Also one property is in an estate situation and we are contacting all the ownership parties of this tract to obtain their approval. We need to have every legal land owner sign the agreement in order to execute the easement change and entrance closure.

We request the additional time to accomplish this beneficial easement change to  
provide a safer entrance onto Hamlet Chapel Road.

We would be glad to answer any questions that you may have and furnish any  
needed information.

Thank you,

  
John W. Coffey, President  
Coffey Grounds, Inc.

Mike Shachtman  
64 Harrison Ct.  
Pittsboro, NC 27312

Tel. 919-967-3490  
Email: [shachtmanm@bellsouth.net](mailto:shachtmanm@bellsouth.net)



## Coffey Grounds, Inc.

127 Araya Lane  
Chapel Hill, N.C. 27516

John W. Coffey  
Tel. 919-942-2116  
E-mail: [coffeygrounds@mindspring.com](mailto:coffeygrounds@mindspring.com)

Mrs. Lynn Richardson  
Chatham County Planning Dept.

August 25, 2006

Dear Lynn,

Subject: Horizon Subdivision Development Plan

Here is our proposed development plan for the Horizon subdivision off of Hamlets Chapel Road. We have filed our sketch plan for 66 lots and we are proposing four phases.

- 1) We will submit our application for Preliminary Plat approval within twelve months of Sketch Plan approval by the Planning Board and the Commissioner's.
- 2) We will submit our application for Final Plat approval for phase 1 (34 lots) within twelve months of Preliminary Plan approval.
- 3) We will submit our application for Final Plat approval for phase 2 (13 lots) within nine months of Final Plat approval of phase 1.
- 4) We will submit our application for Final Plat approval for phase 3 (10 lots) within nine months of Final Plat approval of phase 2.
- 5) We will submit our application for Final Plat approval for phase 4 (9 lots) within nine months of Final Plat approval of phase 3.

We anticipate completing items 1-4 above earlier than the timeframes listed.

Phase 1 consists of lots 1-22, 51-61, and 66.

Phase 2 consists of lots 23, 24, 44-50, and 62-65.

Phase 3 consists of lots 25-34.

Phase 4 consists of lots 35-43.

Please contact either of us if you have any questions.

Sincerely,

John Coffey  
Mike Shachtman  
Coffey Grounds, Inc.

**LUNDAY A. RIGGSBEE  
ATTORNEY AT LAW**

**69 HILLSBORO STREET / PO BOX 754  
PITTSBORO, NORTH CAROLINA 27312**  
PHONE (919) 542-1414 FAX (919) 542-3107

January 8, 2009

Mr. Keith Megginson  
Chatham County Planning Department  
Pittsboro, NC 27312

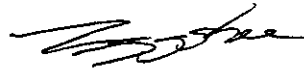
RE: Coffey Grounds of Chapel Hill, Inc.  
Horizon Subdivision, Chatham County

Dear Keith:

Coffey Grounds of Chapel Hill, Inc. is requesting that the deadline for final plat approval of Phases II and III for Horizon Subdivision be extended. As requested, Coffey Grounds has contacted those landowners adjacent to Buck Branch Road to see if they would be willing to relocate the entrance for Buck Branch Road to the entrance for Horizon. I have prepared a draft of the document, which has been provided the landowners, and John Coffey has received some positive input about the request. However, not all landowners have responded, and there is one estate parcel with several heirs who will all have to agree to the change. If this is to remain a condition of final plat approval, more time would be helpful to determine if all those adjoining landowners are willing to change their entrance. As I am sure you are aware, if even one landowner is unwilling to sign the easement change, it cannot happen.

Please let me know if you need further information from me concerning the request for an extension or about the easement.

Sincerely yours,



Lunday A. Riggsbee  
Attorney at Law

LAR/sgj